

096.0

0004

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

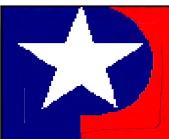
909,600 / 909,600

USE VALUE:

909,600 / 909,600

ASSESSED:

909,600 / 909,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
78		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KIRBY THOMAS M/RUTHANN	
Owner 2:	
Owner 3:	

Street 1: 78 COLUMBIA ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: NAZARIAN MARY MARTHA -	
Owner 2: -	

Street 1: 78 COLUMBIA ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains .354 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Wood Shingle Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15425		Sq. Ft.	Site		0	70.	0.52	4			Topo	-10					556,137						556,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	15425.000	353,500		556,100	909,600		62942
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT								Parcel ID	096.0-0004-0004.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	353,500	0	15,425.	556,100	909,600		Year end	12/23/2021
2021	101	FV	353,500	0	15,425.	556,100	909,600		Year End Roll	12/10/2020
2020	101	FV	353,500	0	15,425.	556,100	909,600		Year End Roll	12/18/2019
2019	101	FV	312,700	0	15,425.	556,100	868,800	868,800	Year End Roll	1/3/2019
2018	101	FV	316,800	0	15,425.	476,700	793,500	793,500	Year End Roll	12/20/2017
2017	101	FV	316,800	0	15,425.	444,900	761,700	761,700	Year End Roll	1/3/2017
2016	101	FV	316,800	0	15,425.	381,300	698,100	698,100	Year End	1/4/2016
2015	101	FV	292,400	0	15,425.	341,600	634,000	634,000	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAZARIAN MARY M	48068-305		8/29/2006		570,000	No	No		
	14612-51		5/1/1982		128,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/13/2018		Meas/Inspect							BS			Barbara S
6/2/2009		Measured							189			PATRIOT
11/30/2006		MLS							MM			Mary M
11/20/1999		Inspected							264			PATRIOT
11/8/1999		Mailer Sent										
10/15/1999		Measured							266			PATRIOT
8/2/1991									KT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Average			PDAS.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: GREEN				A Kits:	Rating:																
View / Desir:				Fpl: 2	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: B- - Good (-)				CONDOS INFORMATION																	
Year Blt: 1975	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	22. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	8	3										
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%		Total:	22.8 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 95.00				Heating:													
Bsmnt Gar: 2				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	8	3										
Insulation: 2 - Typical				Adj \$ / SQ: 128.237																	
Int vs Ext: S				Other Features: 106000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.21																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 457884																	
% Com Wal	% Sprinkled			Depreciation: 104398				Juris. Factor:													
				Depreciated Total: 353487				Before Depr:	155.17												
								Special Features:	0												
								Final Total:	353500												
								Val/Su Net:	104.49												
								Val/Su SzAd:	262.24												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 096.0-0004-0004.A										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:											Total Special Features:					Total:				